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DEPARTMENT OF PLANNING

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September 21, 2021

Mr. Kurt Wiesner
Wiesner Survivor Trust
4547 N. Rancho Drive
Las Vegas, Nevada 89130

**RE: 21-0514-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – SEPTEMBER 2021**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SD-0045-00) TO ALLOW A 441 SQUARE-FOOT EXPANSION FOR A SCREENED EQUIPMENT YARD AND PARKING LOT RECONFIGURATION at 4543 North Rancho Drive (APN 138-02-202-014), C-2 (General Commercial) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0111-97) Site Development Plan Review (SDR-SD-0045-00), Variance (V-0052-00), and Site Development Plan Review (SDR-64422) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/21, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on **September 21, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond
Senior Management Analyst
Department of Planning

EM:nl

c.c.:

Mr. Robert Snyder
Big Dog's Draft House
4547 N. Rancho Drive
Las Vegas, Nevada 89130

Mr. Chris Richardson
Richardson Wetzel Architects
4300 E. Sunset Road, Ste. E-3
Henderson, Nevada 89014